



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2409b1ab1d1193307eb4

Receipt Date : 09-Nov-2023 09:21:16 pm

Receipt Amount : 99000/-

Amount In Words : Ninety Nine Thousands Rupees. Only

Token Number : 202300148768

Office Name : District SRO - Jamshedpur

Document Type : Sale Deed

Payee Name : ALOK KUMAR MISHRA (Vendee)

GRN Number : 2320120185



:- For Office Use :-

Defaced
Gurjeem



2023 | JSR | 6104 | BK1 | 5676

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है। इस रसीद को गणराज्य से फुटिंग विनासि प्रचार को सेवा नहीं मिलेगी।

विजय कुमार

Alok

Ranjit Kumar Choudhary

24,75,000/-

P.S. Mango,

99,000/-



ATTESTED
Shankar Gope
Advocate
District Civil Court

Ajay Gaidar
10/11/2023



ATTESTED
Shankar Gope
Advocate
District Civil Court

Ravindra Choudhary
10/11/23



21
10/11

अनुसूची 21 के अधीन आता: भारतीय स्टांप-अधिकारिक
अनुसूची 21 के अधीन आता: भारतीय स्टांप-अधिकारिक
अनुसूची 21 के अधीन आता: भारतीय स्टांप-अधिकारिक

खाता नम्बर... 298
प्लॉट नम्बर... 4086
देख प्रतिबन्धित सूची में दर्ज नहीं है।
::2::

न्यूनतम मूल्यांकन सूची से
लीजा एक नहीं पाया।

Kalyan

जिला अवर जिल्लाधिकारी

जिला अवर जिल्लाधिकारी / वित्तपत्र
जारी में आता है।
जिला अवर जिल्लाधिकारी 1990
के अन्तर्गत जारी है।

Sharmada ke
10/11/23

SALE DEED

This SALE DEED is made on this the 10th day of November, 2023 at Jamshedpur, By:-

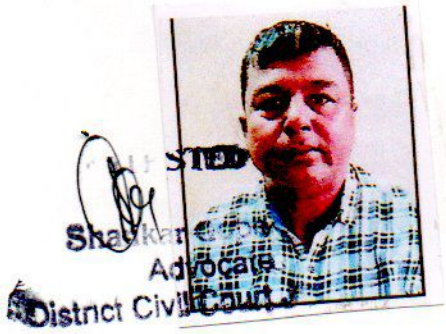
Chhabra

74,250-00
11-03-00
PR-01-00

SHRI BAIDYA NATH PRASAD, (Pan No.: AUZPP7933L & UID No.: XXXX XXXX 9092) Son of Sri Late Mangal Bhagat, aged about: 81 years, by Caste: **General**, by faith: Hindu, by nationality: Indian, by Occupation: Business, resident of A/1, Gurunanak Nagar, Sakchi, Kalimati P.O. & P.S.: Sakchi, Town: Jamshedpur, District : East Singhbhum, in the state of Jharkhand-831001, represent through his constituted attorney namely, **1. SHRI VIJAY PRASAD**, (Pan No.: AMYPP3608D & UID No.: XXXX XXXX 7710) son of Late Raghuvansh Prasad, aged about: 45 years, by Caste: **General**, by faith: Hindu, by

Kalyan
दाता/प्राप्तकर्ता

Kalyan
10/11/23



विजय प्रसाद
10/11/23

पिता: स्व. रघुकां प्रसाद
माता: शारदा
10/11/23
10/11/23
10/11/23

निवेदन-पदाधिकारी
10/11/23



Atw 24/9/2023
10/11/23
Ranjeet K Choudhary
10/11/23

::3::

Nationality: Indian, by occupation: Business, resident of H. No.: 257, Kunwar Singh Road, Rajendra Nagar, Ulidih, Mango, P.O.: Mango, P.S.: Mango (Ulidih), Town: Jamshedpur, District: East Singhbhum, state of Jharkhand-831012, and **2. SHRI RANJEET KUMAR CHOUDHARY**, (Pan No.: ACMPC6775E & UID No.: XXXX XXXX 1315) Son of Late Satyanarayan Choudhary, aged about: 45 years, by Caste: **General**, by faith: Hindu, by Occupation: Business, by nationality: Indian, Resident of Tank Road New Ulidih, Mango, P.O.: Mango, P.S.: Mango (Ulidih), Town: Jamshedpur, District: East Singhbhum, state of Jharkhand-831012, both Partners of the registered Partnership Firm, M/S S.B.S. Buildcon, hereinafter called and referred to as the **"TRANSFERER/SELLER"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives, nominees and assigns) of the **ONE PART;**

IN FAVOUR OF

MR. ALOK KUMAR MISHRA, (UID No.: XXXX XXXX 1859 & Pan No.: AUTPM5085G) Son of Sri Kameshwar Mishra, by faith: Hindu, by Nationality: Indian, Resident of Deodha, Ward No.: 09, Samastipur, Bihar-848208, hereinafter called the **"TRANSFeree / PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, legal representatives, nominees and assigns) of the **OTHER PART;**

NATURE OF DEED : **SALE DEED**

CONSIDERATION AMOUNT : **Rs.: 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand) only**

WHEREAS the Seller is the absolute owner of Raiyati homestead land measuring 5.56.30 Hectares or 1372 Decimals, situated in Mouza: Mango, within P.S.: Mango, Survey Thana No.: 1642, Survey Ward No.: 10 (M.N.A.C), District: East Singhbhum, within District Sub-Registry Office Jamshedpur, recorded under Khata No.: 298, Plot No.: 4086, 4087, 4088, 4089, 4090, 4091 (a) (b), and 4092;

At 24/11/23
10/11/23
10/11/23
RANJEET CHAUDHARY

::4::

AND WHEREAS, the aforesaid land owner **MR. BAIDYA NATH PRASAD,** has executed a registered General Power of Attorney in favour of the **1. SHRI VIJAY PRASAD,** and **2. SHRI RANJEET KUMAR CHOUDHARY,** registered at District Sub-Registry Office, Jamshedpur vide Deed No.: 2022/JSR/5749/BK4/388, Dated: 21/11/2022, in Book No.: BK4, Vol. No.: 53, from Page No.: 283 to 350, appointing them jointly as his constituted Attorney with respect to his aforesaid landed property;

AND WHEREAS, the aforesaid Attorney have obtained the Holding Number for the aforesaid land from the competent authority vide Holding No.: 0100004832000MO, dated: 23/09/2022, and the seller developed the aforesaid landed property into various homestead sub-plots for sale to prospective buyers;

AND WHEREAS, the Purchaser having come to know regarding the sale of homestead sub-plots in the aforesaid project site by the Seller, and being desirous to purchase a homestead sub-plot in the proposed project, approached to the Seller for negotiation, and after due negotiation the Seller have agreed to sale and the Purchaser have agreed to purchase the homestead Sub-Plot No.: 33(P), in the aforesaid project measuring an total area of 1500 Sq. ft., equivalent to 03.44 Decimals, for a total consideration amount of Rs.: 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand) only, which is more fully described in the Schedule below;

AND WHEREAS, now being in urgent need of money the Seller has agreed with the Purchaser for **ABSOLUTE SALE** of the Schedule below land, and the above named Seller agreed to execute this Sale Deed in favour of the Purchaser with respect to the aforesaid land morefully described in Schedule below on the following terms and conditions:-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the said sum of Rs.: 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand) only paid by the Purchaser to the Seller, the receipt of which sum is hereby admitted by the Seller and acknowledge as full, and final payment in respect of sale of the said land morefully described in the schedule below by the

At 29/11/23
12/11/23
RAMESH CHAUDHARY
10/11/23

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Seller, the Seller does hereby absolutely and forever sell, convey and transfer all that schedule below property in favour of the Purchaser by this deed of sale **TO HAVE AND TO HOLD** the same unto the Purchaser his heirs, successors without any interruption from the side of the Seller or any other person/s claiming under him together with all the right, title, claim and interest, which the Seller here before enjoyed in respect of the land mentioned in the Schedule below.

2. That the Seller has delivered physical possession of the aforesaid land morefully described in the schedule below to the Purchaser and from this day the Purchaser shall possess and enjoy the same as absolute owner in all possible ways with power to dispose of the same in any manner he likes.
3. That, henceforth the Purchaser shall also be entitled to mutate his name in respect of the said property hereby sold fully described in the Schedule below to the sherista of the said landlord State of Jharkhand through the C. O. Mango, and shall pay rent for the same in his own name and also pay the other tax/es to its concerning authority.
4. That, from this day all the right, title, claim and interest of the Seller in the property morefully described in schedule below shall cease to exist and will vest in the Purchaser and the Purchaser will become the sole and absolute owners thereon from this day.
5. That the Seller do hereby covenant with the Purchaser that he has not done or committed any act in any manner or thing by the reason whereof the property conveyed by this presents, has not been charged, mortgaged, hypothecated, gifted, sold, transferred or has not been encumbrances, in any manner whatsoever whether in title or in possession in respect of schedule below property
6. That the Seller hereby declare that he has good and perfect title over the schedule below property which he has not sold, charged or transferred the same in any way to anyone else prior to this Sale Deed
7. That, the Seller has delivered all the relevant documents (Photo Copies) in connection with the Schedule below property to the Purchaser.

Arjun Singh
10/11/23
Ranjit Choudhary
10/11/23
::6::

8. That, the Seller hereby agree to keep harmless and indemnified from all losses, expenses and costs incurred or suffered by the Purchaser arising out of any defect in title of the Seller over the said landed property morefully described in the schedule below.
9. That the Seller have further agreed to execute and register any further or other Deed of assurance or document at the cost of the Purchaser that may be required to more perfect confirm the ownership and possession of the Purchaser in the Schedule below property.

PAYMENT SCHEDULE

Date	Cash/Cheque/NEFT	Amount
08/11/2023	RTGS	10,00,000/-
09/11/2023	RTGS	10,00,000/-
10/11/2023	RTGS	4,75,000/-

SCHEDULE

(Description of the land hereby sold)

ALL THAT piece and parcel of Homestead land, in the District: East Singhbhum, District Sub-Registry Office, Jamshedpur, Pergana: Dhalbhum, the land situated in Mouza: Mango, within P.S.: Mango, Survey Thana No.: 1642, Survey Ward No.: 10 (M.N.A.C), recorded under Khata No.: 298, being portion of Plot No.: 4086, Project Sub Plot No.: 33(P), under "mango", measuring area 1500 Sq. Ft. Equivalent to 03.44 Decimals, which is bounded and butted as follows;

Side : Size : Boundary

North : 50'-0" : Portion of Plot No.: 4086/Sub Plot No.: 33(P),
South : 50'-0" : Portion of Plot No.: 4086/Sub Plot No.: 34,
East : 30'-0" : 20'-0" Wide Proposed Road,
West : 30'-0" : Portion of Plot No.: 4086/Sub Plot No.: 26.

The location of the land shown in Red Colour in the Sketch Map annexed herewith, which will be treated as a part of this Sale Deed.

At my office
10/11/23
Rajeev K Choudhary
10/11/23
::7::

NOTE : Annual rent pay to the landlord, the State of Jharkhand, through the C.O. Mango, entered in Volume No.: 16, Page No.: 4.

IN WITNESS WHEREOF the Seller do hereunto set his hand in it at Jamshedpur on this the day, month and year first above mentioned, in presence of the witnesses.

Read over and explained the contents of this deed to the executant who admit the same to be true and correct.

WITNESSES:

1. Bileem Nandi s/o Late A.C. Nandi
Kumar Singh Rd Mango B&R-2
2. Mang Kumar Yadav s/o R. N. Yadav
Uite No 1, Bagam No 3. Kashi-lik Sakchi No 51

Typed by:

[Signature]
10/11/2023

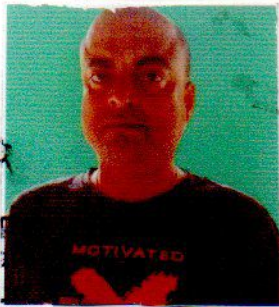
Jamshedpur Court

Drafted By

[Signature]
10/11/23
Advocate,

Name of the Purchaser

MR. ALOK KUMAR MISHRA




ATTESTED
[Signature]
Shankar Gop
Advoca
District Civil Cou










[Signature]

Ad-24 5/11/23
10/11/23
RAJESH K. CHAUDHARY
10/11/23

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CERTIFIED THAT THE Fingerprints of the left hand of each persons, whose photographs are affixed on this document, have been obtained by me/before me.


10/11/23
(Advocate)

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	VIJAY PRASAD PARTNER OF S B S BUILDCON Address1 - OFFICE AT 3RD FLOOR YASODA COMPLEX DIMNA ROAD MANGO P.O. MANGO P.S. ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE OF JHARKHAND, Address2 - , , , Jharkhand PAN No.: AEUFS9286C,Permission Case No.-	Yes	Vijay Prasad Address:- H NO-257, , KUNWAR SINGH ROAD, RAJENDRA NAGAR ULDIH MANGO, Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India		SELLER Age:45			
2	RANJEET KUMAR CHOUDHARY PARTNER OF S B S BUILDCON Address1 - OFFICE AT 3RD FLOOR YASODA COMPLEX DIMNA ROAD MANGO P.O. MANGO P.S. ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE OF JHARKHAND, Address2 - , , , Jharkhand PAN No.: AEUFS9286C,Permission Case No.-	Yes	Ranjeet Kumar Choudhary Address:- , Near Talab, , Tank Road New Ulidih Mango, Jamshedpur, , East Singhbhum, 831012, , Jharkhand, India		SELLER Age:45			
3	BAIDYA NATH PRASAD THROUGH , , , Jharkhand PAN No.: AUZPP7933L	No	Address:- RANJEET KUMAR CHOUDHARY PARTNER OF S B S BUILDCON , , , Jharkhand PAN No.: AEUFS9286C		SELLER Age:83			
4	ALOK KUMAR MISHRA Address1 - DEODHA WARD NO 9 SAMASTIPUR STATE OF BIHAR, Address2 - SAMASTIPUR , , , Jharkhand PAN No.: AUTPM5085G,Permission Case No.-	Yes	Alok Kumar Mishra Address:- ; , , deodha WARD 09, Deodha, , Samastipur, 848208, , Bihar, India		PURCHASER Age:42			

Identification:



Pre Registration Docket

Date :- 09-11-2023 08:00 pm

Office Name :- District SRO - Jamshedpur
Token No:- 202300148768

Appointment :- 10-Nov-2023 Time:- 11:25

Article	Sale Deed
Pre Registration Date	09-Nov-2023
No. Of Pages	38
Stamp Duty	99000
Paid Stamp Duty	0
Total Fees	₹ 75,394.

Property Id: **1102769**

Valuation No. : 1496348 / 2023	:- 2023-2024	Date : 09-November-2023 20:30:PM	
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango	
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-10	
Mango Mango Word No-10 Halka No 3 Village Code 16411 - Other Road			
Khata Number - 298			
Plot Number - 4086			
Volume Number - 16			
Page Number - 4			
Holding Number - 0100004832000M0			
Ward Number - 10			
Property Rates			
Residential Land (Y)			
₹409735/- Decimal			
Valuation Rule : Residential Land			
Property Details			
1	Land area	3.44 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 3.44 x 409735=1409488.4	₹14,09,488/-
A	Total		₹14,09,488/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹14,09,500/-
Total Amount in Words : Fourteen Lakhs Nine Thousand Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 20'-0" Wide Proposed Road, West: PORTION OF PLOT NO 4086/SUB PLOT NO 26, South: PORTION OF PLOT NO 4086/SUB PLOT NO 34, North: PORTION OF PLOT NO 4086/SUB PLOT NO 33(P)
Area	Land area : 3.44 Decimal
Other Description of the Property	Pin Code - 831012
Government/Market Value	1409488.4
Transaction Amount	2475000

SELLER	-Mr. BAIDYA NATH PRASAD THROUGH, ,Father/Husband Name LATE MANGAL BHAGAT , PAN No.- *****933L Date Of Birth- 01-Jan-1940, Permission Case No.- , Aadhaar No. ,Address - A/1 GURUNANAK NAGAR SAKCHI KALIMATI P.O. AND P.S. SAKCHI TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE OF JHARKHAND-831001
	-Mr. RANJEET KUMAR CHOUDHARY PARTNER OF S B S BUILDCON , ,Father/Husband Name LATE SATYA NARAYAN CHOUDHARY , PAN No.- *****286C Date Of Birth- 05-Aug-1978, Permission Case No.- , Aadhaar No. *****1315,Address - OFFICE AT 3RD FLOOR YASODA COMPLEX DIMNA ROAD MANGO P.O. MANGO P.S. ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE OF JHARKHAND
	-Mr. VIJAY PRASAD PARTNER OF S B S BUILDCON , ,Father/Husband Name LATE RAGHUVANSH PRASAD , PAN No.- *****286C Date Of Birth- 01-Feb-1978, Permission Case No.- , Aadhaar No. *****7710,Address - OFFICE AT 3RD FLOOR YASODA COMPLEX DIMNA ROAD MANGO P.O. MANGO P.S. ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE OF JHARKHAND
PURCHASER	-Mr. ALOK KUMAR MISHRA, ,Father/Husband Name KAMESHWAR MISHRA , PAN No.- *****085G Date Of Birth- 10-Feb-1981, Permission Case No.- , Aadhaar No. *****1859, Country-INDIA, State Name-Bihar, District Name-Madapur Dighra, City/Village/Town Name-SAMASTIPUR, Locality-SAMASTIPUR,Address - DEODHA WARD NO 9 SAMASTIPUR STATE OF BIHAR, Pin Code-848208

Witness Information	Mr. MANOJ KUMAR YADAV , Address - LINE NO 1 BAGAN NO 3 KASHIDIH P.O. AND P.S. SAKCHI TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-831001-, Father/Husband Name-RAM NAGINA YADAV
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Identifier Details	Mr. BIKASH NANDI , Address - NEAR MIDIL SCHOOL KUNWAR SINGH ROAD RAJENDRA NAGAR P.O. AND P.S. MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-831012-, Father/Husband Name-LATE GOPAL CHANDRA NANDI
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Fee Rule:Sale Deed

Token No.: 202300148768

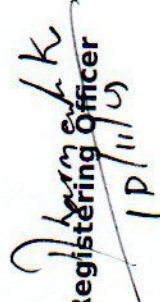
CERTIFICATE

Office of the District SRO - Jamshedpur

This **Sale Deed** was presented before the registering officer on date **10-Nov-2023** by **VIJAY PRASAD PARTNER OF S B S BUILDCON**, S/O, D/O, W/O **LATE RAGHUVANSH PRASAD** resident of OFFICE AT 3RD FLOOR YASODA COMPLEX DIMNA ROAD MANGO P.O. MANGO P.S. ULIDIH TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM STATE OF JHARKHAND .,

This deed was registered as Document No:- **2023/JSR/6104/BK1/5676** in Book No :- **BK1**, Volume No :- 1021 from Page No :- 137 to 212 at, office of **District SRO - Jamshedpur**

Date:- **10-Nov-2023**


Registering Officer
10/11/23